



Flat 2, 86 Union Grove
Aberdeen AB10 6SA

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen/Diner

Immaculately presented, two bedroom first floor flat in prime city centre location

- True move in condition
- Bright and spacious Lounge with fireplace feature
- Fully fitted Kitchen with space for dining
- Two well-proportioned Bedrooms
- Contemporary Shower Room
- Well maintained shared rear Garden



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this immaculate and deceptively spacious first floor two bedroom flat, conveniently situated within an ideal city centre location.

Entry to the mutual hall and staircase is gained by a security door locking system. The property is of fresh decorative appearance affording the opportunity to move in with the minimum of inconvenience. The property also enjoys the benefits of gas central heating and double glazing.

The accommodation comprises of a bright and welcoming entrance hallway which provides access to all internal accommodation.

The spacious lounge enjoys an outlook to the front of the building and boasts traditional features including high skirtings and ceilings and a feature fireplace which is the main focal point of this beautiful room. The truly spacious dimensions allow space for a variety of furniture.

The dining kitchen is well equipped and fitted with a wide range of base and wall units providing generous storage and co-ordinating work surfaces incorporating a stainless steel sink and drainer. There are a range of appliances, the washing machine and integrated hob, cooker and extractor fan will all be included as part of the sale, providing an ideal starter pack for the purchaser. Ample space is afforded for a dining table and chairs.

There are two double bedrooms, both are peacefully located to the rear and boast neutral decor complimented by carpeted flooring. The second bedroom further benefits from a large useful cupboard, offering fantastic storage.



Kitchen/Diner



Bedroom



Bedroom

The contemporary and centrally located bathroom has been fully renovated by the current owner and is fitted with a shower enclosure, WC, wash hand basin vanity unit. The suite is completed with aqua panelled wet areas and stylish spotlights.

To the rear there is a well maintained shared garden with large lawn area this is the perfect spot to relax and unwind. The property further benefits from a shared loft and shed as well as an exclusive shed in the rear garden.

This particular flat represents an excellent purchase for the first time buyers or a professional couple due to its West End location and easy accessibility to most parts of the City and particularly the City Centre.



Hallway

Accommodation

| | | |
|----------------|---------------|---------------|
| Living Room | 13'7" x 16'6" | 4.14m x 5.03m |
| Dining Kitchen | 13'7" x 13'8" | 4.14m x 4.17m |
| Bedroom | 7'9" x 12'11" | 2.36m x 3.94m |
| Bedroom | 8'2" x 12'11" | 2.49m x 3.94m |
| Shower Room | 8'4" x 5'11" | 2.54m x 1.8m |



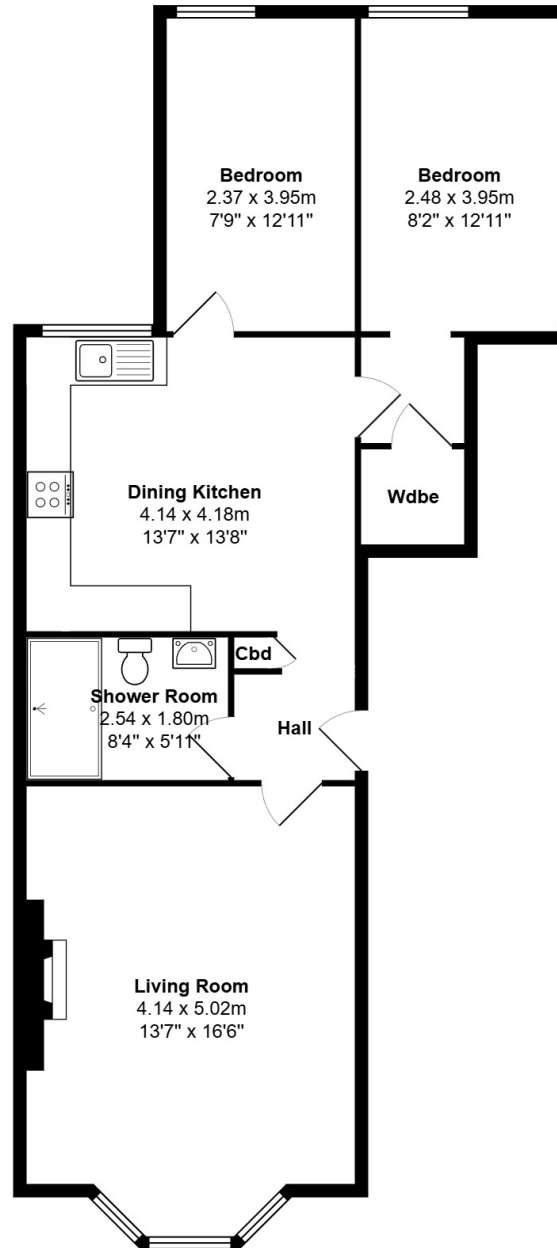

Shower Room



External

Floorplan

86 Union Grove



Directions

From the West End of Union Street turn onto Holburn Street, turn first right into Union Grove and No. 86 is on the right hand side.

Location

Union Grove, a long tree-lined predominantly residential street is only minutes from Aberdeen's main thoroughfare, Union Street. There are local shops nearby for day to day needs, a regular bus service to the city centre and beyond, and with its favoured west end location, easy access is afforded to the city's wealth of amenities, as well as the airport, the bus and railway stations, the businesses across the city and suburbs, the Foresterhill Hospital Campus and the Aberdeen Universities. There is a good selection of speciality shops, coffee shops and cafes on nearby St Swithin Street.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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